

SCOTT &  
STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
£295,000







## ST CLEMENTS GATE

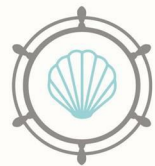
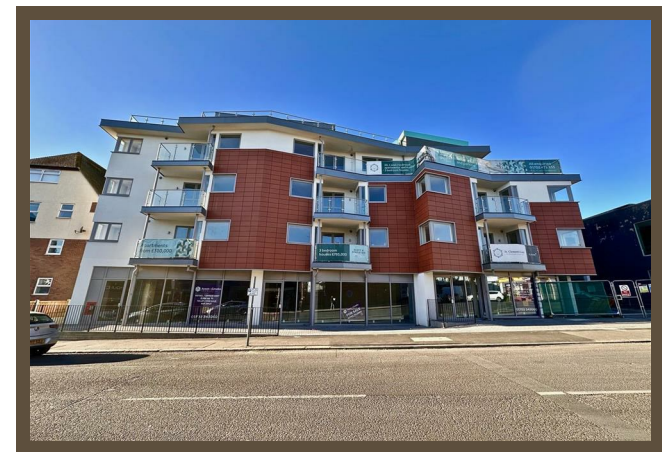
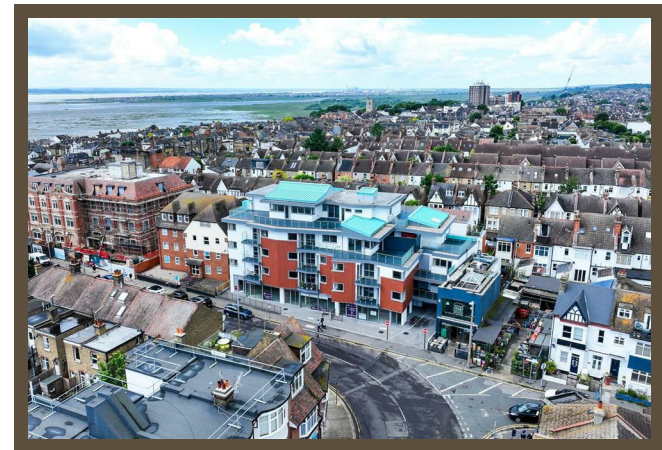
**£295,000**

LEIGH-ON-SEA, SS9 1PJ

\*\*\* FIRST TIME BUYERS INCENTIVES \*\*\* Scott & Stapleton are privileged with instructions to bring to the market St Clements Gate, Broadway, Leigh on Sea. One of the largest, most eye catching & high specification developments to have been constructed recently right in the heart of Leigh's bustling Broadway.

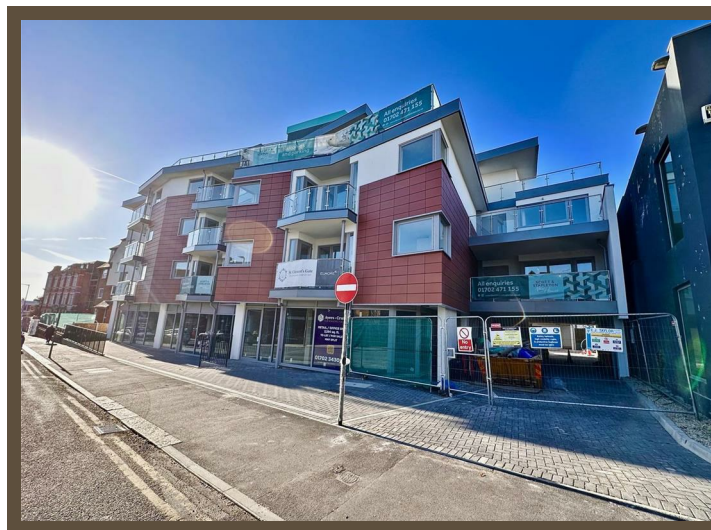
This super development is ready for viewings now and potential purchasers should register their interest for invitations to the flat openings.

St Clements Gate has been constructed using the highest standards and modern technologies where



**St. Clement's Gate**  
The Broadway, Leigh on Sea

ELMORE<sup>+</sup>



**all enquiries**  
**1702 471 155**

sales@scottandstapleton.co.uk

**SCOTT &  
STAPLETON**  
*New Homes*

Accommodation comprises

Communal entrance

Lift access to all floors.

Entrance hall

Open plan lounge/diner/kitchen

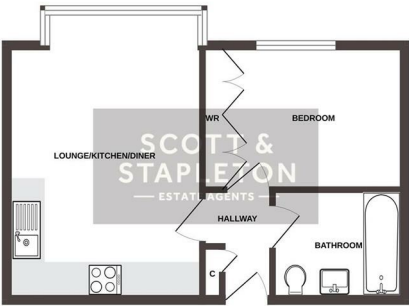
Bedroom

3.89m x 3.15m (12'9 x 10'4)

Bathroom

2.51m x 2.16m (8'3 x 7'1)

Secure allocated parking



Energy Efficiency has been calculated based on the assumption of the property being occupied by a typical household. The energy efficiency rating is based on the assumption of the property being occupied by a typical household. The energy efficiency rating is based on the assumption of the property being occupied by a typical household. The energy efficiency rating is based on the assumption of the property being occupied by a typical household.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC